

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	927 High St.	Date:	November 16, 2015
Perm. Parcel No:	813-22-020	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Brittney Wren	Maximum Occupancy:	5 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. Trim all trees, bushes and/or shrubbery on the property, especially at front of house.

GENERAL GARAGE ITEMS:

1. Floors must be concrete material and be free of serious or misaligned cracks. Replace (or repair if possible) the garage floor.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under laundry tub. Remove unused laundry tub faucet.

BASEMENT ITEMS:

1. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
927 High St.
Brittney Wren
November 16, 2015

KITCHEN ITEMS:

1. Install PVC 90° 2 inch x 1 ½ inch – remove rubber Fernco no-hub band.

BASEMENT - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

1ST FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.
2. Caulk backsplash of sink.
3. Install correct drain adapter on lavatory drain.
4. Electric outlet with switch, unknown where it feeds. Locate or remove switch portion.

INTERIOR ITEMS:

1. Install a new smoke detector in all sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)